



# Emberston +Co

Commercial + Industrial Surveyors  
Valuers • Development Consultants

**SELF CONTAINED FULLY FURNISHED SECOND FLOOR OFFICES**  
**930 SQ FT (86.4 SQ MTS) APPROX**  
**TO LET ON SHORT TERM LICENCE - WITH ON SITE CAR PARKING**



**WESLEY CHAMBERS (Suite 8), QUEENS ROAD, ALDERSHOT, HAMPSHIRE GU11 3JD**

**TEL: 01252 329129**

4 Castle Street, Farnham Surrey GU9 7HR

[www.emberston.com](http://www.emberston.com)

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**LOCATION:**

These offices are extremely well located within an imaginatively restored gothic style church, situated at the junctions of Grosvenor Road, Queens Road and Barrack Road, within a short distance of Aldershot Station (Waterloo – fastest journey approximately 45 minutes). Road communications are good with access on to the Blackwater Valley relief road (A331) and which now links the M3 (Junction 4) with the A31.

**DESCRIPTION:**

Comprising of a self contained second floor fully furnished open plan office suite, with separate kitchenette and separate toilet facility. One on site car parking space will be allocated with the office suite.

**AMENITIES:**

- New carpets
- Video entry phone system
- Spot Lighting
- Fresh Circulated Air
- Electric Heating
- Three Compartment Trunking
- One Car Parking Space
- Lift to all floors
- Vaulted ceilings & stained glass windows

**ACCOMMODATION:**

Main Open Plan Area    930 sq ft    (86.4 sq m)

**LICENCE:**

The office is available on licence and based upon a monthly licence fee of **£1,000 inclusive of VAT**. Annual building insurance and quarterly service charges will be down to the tenant to pay, together with utilities

**RATES:**

Rateable value £8,537. Rate in the £: 49.9p. Further details can be obtained from Rushmoor Borough Council Rating Dept on 01252-398331 and where small business rate transitional relief may be available.

**PRICE:**

The long leasehold interest is also available for sale at a price of **£180,000** plus VAT. The term is for 125 years from 2007 at a ground rent of £120 per annum.

**VIEWING:**

Strictly by prior appointment with the Agents:  
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